

MEMO

DATE: October 10, 2005

TO: The Community Economic and Human Development Committee (CEHD)

FROM: Charlotte Pienkos, Government Affairs Analyst
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SUBJECT: State Legislature End of Session Update

SUMMARY:

The State Legislature adjourned on September 9th and will not reconvene until Wednesday, January 4, 2005. SCAG and other organizations made concerted efforts throughout the 2005 session to influence the enactment of new laws or the amendment of existing laws in the areas of housing and land use. While some reforms did not advance due to a lack of consensus or time, others made slow, steady progress toward passage. The issue of eminent domain also made a surprising legislative appearance following the Kelo v. City of New London Supreme Court decision. Proposed legislation to restrict the use of eminent domain did not advance in the face of cities' opposition and for lack of bipartisan support.

BACKGROUND:

Housing and Land Use Reform

SCAG has participated in the Housing Element Working Group (HEWG) since its inception and continued to do so in 2005. Discussions were conducted over many months with representatives of the building industry in an effort to identify changes to the housing approval process and new sources of funding that cities need to pay for local services and infrastructure. These reform discussions are still ongoing, and will continue throughout the fall and into next year.

One housing measure supported by SCAG was enacted. SB 575 (Torlakson) amends the Planning and Zoning Law to restrict the conditions under which an affordable housing projects can be disapproved. Courts may impose fines for actions in bad faith.

Related to the subject of housing reform was the Administration's decision to allocate \$5 million in State Planning and Research (SP&R) funds to regional blueprint planning and reimbursement for work on the Regional Housing Needs Assessment. Although the Governor ultimately line item vetoed the use of SP&R funds for non-transportation related purposes, namely the RHNA reimbursement, an administrative solution is expected that will assist SCAG and ABAG in the performance of the RHNA. Workshops are currently underway to clarify the application process for regional blueprint planning grants, and SCAG has been attending them in anticipation of submitting an application.

Eminent Domain

In late June, the United States Supreme Court decided in Kelo vs. City of New London that the city could use eminent domain to take privately owned homes for the development of a privately



owned business complex. The decision stirred legislatures across the country, including the California State Legislature. Senator Tom McClintock (R-Thousand Oaks) and Assemblymember Dough La Malfa (R-Richvale) introduced SCA 15 and ACA 22 respectively to prohibit the use of eminent domain to acquire any property not thereafter owned and occupied by a government agency. The twin measures were vigorously opposed by the League of California Cities and did not advance in light of that opposition and in the face of waning bipartisan support. Senator McClintock may attempt to qualify SCA 15 as an initiative measure in 2006.

Two virtually identical measures, AB 1162 (Mullin) and SB 1026 (Kehoe), would have imposed a two-year moratorium on the use of eminent domain for owner-occupied housing, during which time the state would undertake a study of how eminent domain was applied in California. The measures appeared to gain momentum during the final days of the Session, but eventually stalled.

CP#113889

Private file: EconomicDevelopment

CA AB 402	AUTHOR: Dymally (D) TITLE: Borders: Mexico FISCAL COMMITTEE: no URGENCY CLAUSE: no INTRODUCED: 02/15/2005 LAST AMEND: 05/02/2005 DISPOSITION: Pending LOCATION: Senate Government Modernization, Efficiency and Accountability Committee SUMMARY: Relates to existing law the establishes in state government an Office of California-Mexico Affairs and requires the Governor to appoint a director of the office and members to committees that may be established by the office. Clarifies that among th committees the office may establish is a committee, made up of members who do not serve on the commission, for the purpose of advising the office on issues facing groups who are migrating,or have recently migrated, to the state from Mexico. STATUS: 05/26/2005 To SENATE Committee on GOVERNMENT MODERNIZATION, EFFICIENCY & ACCOUNTABILITY. Subject: EconDevel
CA AB 623	AUTHOR: Gordon (D) TITLE: Redevelopment: Los Angeles Air Force Base INTRODUCED: 02/17/2005 DISPOSITION: Pending LOCATION: Assembly Local Government Committee SUMMARY: Authorizes the legislative bodies of communities located in Los Angeles County to adopt ordinances to expend their tax-increment moneys outside of their territorial jurisdiction to implement the Los Angeles Air Force Base Retention Program through the formation of a separate joint powers entity, as specified. STATUS: 03/17/2005 To ASSEMBLY Committee on LOCAL GOVERNMENT. Subject: EconDevel
CA AB 732	AUTHOR: Leslie (R) TITLE: Economic Development: Neighborhoods INTRODUCED: 02/17/2005 DISPOSITION: Pending LOCATION: Assembly Jobs, Economic Development and The Economy Committee SUMMARY: Enacts the Neighborhood Initiative that would require the Governor to designate an agency that would designate, and annually recertify, 25 renewal communities within the state, subject to specified criteria, to be linked with available federal funding, public or private resources, and specified state resources. STATUS: 03/30/2005 To ASSEMBLY Committee on JOBS, ECONOMIC DEVELOPMENT AND THE ECONOMY. Subject: EconDevel
CA AB 1395	AUTHOR: Nunez (D) TITLE: California-Mexico Relations FISCAL COMMITTEE: yes URGENCY CLAUSE: no INTRODUCED: 02/22/2005 LAST AMEND: 06/01/2005 DISPOSITION: To Governor LOCATION: Enrolled SUMMARY: Requires the Secretary of Environmental Protection and the Secretary of Business, Transportation and Housing to develop a comprehensive, multidisciplinary strategic plan, to coordinate an interagency California-Mexico Relations Ten Year Plan, and to make recommendations on an appropriate governance structure.

STATUS:

09/08/2005

Subject:Enrolled.
EconDevel

CA AB 1562

AUTHOR:

Assembly Jobs, Economic Development and The Economy Committee

TITLE:

International Trade

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/22/2005

LAST AMEND:

04/25/2005

DISPOSITION:

Pending

LOCATION:

Assembly Appropriations Committee

SUMMARY:

Requires the Business, Transportation and Housing Agency to be responsible for coordinating and conducting international trade and investment programs and activities in the state. Sets forth its duties in that regard.

STATUS:

05/25/2005

In ASSEMBLY Committee on APPROPRIATIONS: Heard, remains in Committee.

Subject:

EconDevel, Transport

CA SB 6

AUTHOR:

Ducheny (D)

TITLE:

Enterprise Zones: Designation Period

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

yes

INTRODUCED:

12/06/2004

LAST AMEND:

03/07/2005

DISPOSITION:

Pending

LOCATION:

Senate Revenue and Taxation Committee

SUMMARY:

Relates to the Enterprise Zone Act designations by the Department of Housing and Community Development. Specifies that the designation period of any enterprise zone may total 20 years, subject to certain conditions.

STATUS:

04/27/2005

In SENATE Committee on REVENUE AND TAXATION: To Suspense File.

Subject:

EconDevel

CA SB 58

AUTHOR:

Murray (D)

TITLE:

Taxes: Credits: Qualified Motion Picture Production

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

01/12/2005

LAST AMEND:

04/18/2005

DISPOSITION:

Pending

LOCATION:

Senate Revenue and Taxation Committee

SUMMARY:

Authorizes a credit against the Personal Income Tax and the Corporation Tax for taxable years beginning on or after January 1, 2005, equal to 15% of the qualified amount for qualified wages paid or incurred in the production of each qualified motion picture. Allows a refund of, or credit against liability for taxes paid or payable under the Sales and Use Tax Law. Imposes specified duties on the California Film Commission and the Franchise Tax Board in administering the credits.

STATUS:

06/08/2005

In SENATE Committee on REVENUE AND TAXATION: To Suspense File.

Subject:

EconDevel

Private file: Housing

CA AB 14

AUTHOR:

Harman (R)

TITLE:

Property Tax: Subdivisions: Assessments and Valuations

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

12/06/2004

LAST AMEND:

08/22/2005

DISPOSITION:

To Governor

065

LOCATION: To Governor**SUMMARY:**

Prohibits an assessor from assigning parcel numbers or preparing a separate assessment or separate valuation to divide any existing residential structure into a subdivision until a subdivision final map or parcel map has been recorded as required by law.

STATUS:

09/06/2005

*****To GOVERNOR.

Subject:

Housing

CA AB 350

AUTHOR:

Matthews (D)

TITLE:

Jobs-Housing Opportunity Zones

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/10/2005

LAST AMEND:

07/07/2005

DISPOSITION:

Pending

LOCATION:

Senate Local Government Committee

SUMMARY:

Authorizes counties and cities to create infrastructure financing districts in jobs-housing opportunity zones for the purpose of adopting an infrastructure financing plan to finance public capital facilities for the purpose of mitigating current and future imbalances of jobs and housing in the Counties of Alameda, Contra Costa, Santa Clara, San Joaquin, and Stanislaus. Requires approval of the district by the district's landowners or voters and of the bonds to be issued by the district.

STATUS:

07/13/2005

In SENATE Committee on LOCAL GOVERNMENT: Not heard.

Subject:

Housing

CA AB 549

AUTHOR:

Salinas (D)

TITLE:

Affordable Housing

INTRODUCED:

02/16/2005

DISPOSITION:

Pending

LOCATION:

Assembly Local Government Committee

SUMMARY:

Establishes a pilot program as an alternative means of determining whether a housing element substantially complies with affordable housing provisions by establishing an affordable housing requirement if specified conditions are met by a city or county. Requires a city and county that adopts an alternative production-based certification of its housing element to submit a certification of compliance within 10 days of the adoption of the final draft.

STATUS:

03/03/2005

To ASSEMBLY Committees on LOCAL GOVERNMENT and HOUSING AND COMMUNITY DEVELOPMENT.

Subject:

Housing

CA AB 619

AUTHOR:

Leslie (R)

TITLE:

Common Interest Developments: Assessments

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

02/17/2005

LAST AMEND:

07/11/2005

DISPOSITION:

Pending

LOCATION:

Senate Inactive File

SUMMARY:

Gives an owner, for liens records on or after a specified date, the right to require a meeting with the board of directors of the association to dispute the debt. Requires the board to meet with the owner. Requires the notice of delinquent assessment to include a payment plan request form for the owner to request a payment plan. Requires the association to provide the owner with the standards for payment plans and to offer a payment plan. Requires a default notice to be served according to certain methods.

STATUS:

09/07/2005

In SENATE. To Inactive File.

Subject:

Housing

CA AB 1233

AUTHOR:

Jones (D)

TITLE:

Housing Element: Regional Housing Need

066

FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/22/2005
LAST AMEND: 08/31/2005
DISPOSITION: To Governor
LOCATION: Enrolled
SUMMARY:

Requires, for housing elements due on or after a specified date, for purposes of making the assessment and inventory for meeting the locality's share of the regional housing need for the new housing element, cities or counties to zone or rezone adequate sites to accommodate an unaccommodated portion of the regional housing need allocation from the prior planning period if the city or county failed to identify or make available adequate sites to accommodate that portion of the regional housing need.

STATUS:

09/08/2005 Enrolled.
Subject: Housing

CA AB 1259

AUTHOR: Daucher (R)
TITLE: Property Tax Revenue Allocations
FISCAL COMMITTEE: yes
URGENCY CLAUSE: no
INTRODUCED: 02/22/2005
LAST AMEND: 03/31/2005
DISPOSITION: Pending
LOCATION: Assembly Local Government Committee
SUMMARY:

Requires the county auditor to increase the total amount of ad valorem property tax revenue otherwise required to be allocated to a qualified city, qualified county and qualified city and county, by a housing bonus amount. Requires the auditor to commensurately reduce the total amount of ad valorem property tax revenue otherwise required to be allocated to all other local agencies in the county by the countywide housing bonus amount.

STATUS:

04/07/2005 Re-referred to ASSEMBLY Committees on LOCAL GOVERNMENT and HOUSING AND COMMUNITY DEVELOPMENT.
Subject: Housing, Revenue/Bond

CA AB 1367

AUTHOR: Evans (D)
TITLE: General Plans: Regional Housing Need
INTRODUCED: 02/22/2005
LAST AMEND: 04/11/2005
DISPOSITION: Pending
LOCATION: Assembly Local Government Committee
SUMMARY:

Prohibits a state, local or regional agency, or any other governmental entity from enacting regulations applicable to a city or county's fair share of the regional housing need that are contrary to the land use determinations made in compliance with locally adopted land use initiatives.

STATUS:

04/11/2005 To ASSEMBLY Committee on LOCAL GOVERNMENT and HOUSING AND COMMUNITY DEVELOPMENT.
 04/11/2005 From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
 04/11/2005 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
Subject: Housing

CA AB 1390

AUTHOR: Jones (D)
TITLE: Housing
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/22/2005
LAST AMEND: 06/09/2005
DISPOSITION: To Governor
LOCATION: Enrolled
SUMMARY:

067

STATUS:

CA AB 1461

Requires the Department of Housing and Community Development to determine, and announce in the applicable Notice of Funding Availability, the maximum amounts of community development block grants. Deletes the requirement that 10% of the total amount of funds be awarded to small cities and counties. Requires the department to determine the percentage and maximum amount that would be allocated to small cities and counties.

CA SB 223

Establishes the Job-Center Housing Planning Program to provide loans to cities and counties to adopt specific plans that provide for additional infill housing opportunities. Requires, as a condition of loan eligibility, that a specific plan meet specified criteria, including that it cover an area that is predominantly urbanized and served by public transportation and that it allow for the development of at least 200 new housing units in a nonmetropolitan area or 500 new units in a metropolitan area.

CA SB 253

Amends provisions relating to unlawful detainer actions in instances where the dwelling is deemed substandard and when the dwelling violates specified limits relating to lead hazards. Makes a technical change in the definition of mobilehome residency. Adds lead hazard violations to provisions relating to a receiver containing rental housing and actions of tenants, tenant associations and specified government organizations. Requires a planning report.

STATUS:

09/02/2005 *****To GOVERNOR.
Subject: Housing

CA SB 435

AUTHOR: Hollingsworth (R)
TITLE: Housing: Density Bonuses
FISCAL COMMITTEE: yes
URGENCY CLAUSE: no
INTRODUCED: 02/17/2005
LAST AMEND: 08/18/2005
DISPOSITION: To Governor
LOCATION: To Governor
SUMMARY:

Includes within local density bonus eligibility requirements the construction of a mobilehome park that limits residency based on age requirements for housing for older persons and the construction, for the persons and families of moderate income, of a community apartment project and stock cooperative.

STATUS:

09/02/2005 *****To GOVERNOR.
Subject: Housing

CA SB 587

AUTHOR: Battin (R)
TITLE: Housing
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/18/2005
DISPOSITION: Pending
LOCATION: Senate Rules Committee
SUMMARY:

Makes technical, non-substantial changes in findings and declarations regarding the CalHome Program.

STATUS:

03/03/2005 To SENATE Committee on RULES.
Subject: Housing

CA SB 673

AUTHOR: Denham (R)
TITLE: CEQA: Legislative Intent: Housing Projects
INTRODUCED: 02/22/2005
DISPOSITION: Pending
LOCATION: Senate Rules Committee
SUMMARY:

Declares the intent of the Legislature to enact legislation that would revise the requirements of the California Environmental Quality Act governing the environmental review of proposed residential housing projects in urban areas that have demonstrated housing shortages.

STATUS:

03/10/2005 To SENATE Committee on RULES.
Subject: Housing

CA SB 853

AUTHOR: Kehoe (D)
TITLE: Common Interest Developments
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/22/2005
ENACTED: 07/07/2005
DISPOSITION: Enacted
LOCATION: Chaptered
CHAPTER: 37
SUMMARY:

Relates to common interest developments. Specifies that the requirement that a decision on a proposed change to the owner's separate interest or to the common area may not violate any governing provision of law is not affected by contrary provisions in the association governing documents. Provides other examples of law that a decision of the association may not violate.

STATUS:

07/07/2005 Signed by GOVERNOR.
 07/07/2005 Chaptered by Secretary of State. Chapter No. 37
Subject: Housing

069

CA SB 1087 **AUTHOR:** Florez (D)
TITLE: Housing Elements: Services
FISCAL COMMITTEE: yes
URGENCY CLAUSE: no
INTRODUCED: 02/22/2005
LAST AMEND: 09/01/2005
DISPOSITION: To Governor
LOCATION: Enrolled
SUMMARY:
 Requires that the adopted housing element and any amendments be delivered immediately to all public agencies or private entities that provide water or sewer services. Applies these provisions to proposed developments that include housing units affordable to lower income households. States a provider of such services may not deny the approval of an application for service or reduce the amount of services if the development includes such housing. Relates to the Urban Water Management Planning Act projections.
STATUS:
 09/09/2005 Enrolled.
Subject: Housing, LandUse

Private file: LandUse

CA AB 590 **AUTHOR:** Walters (R)
TITLE: Eminent Domain: Private Property
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/16/2005
LAST AMEND: 09/07/2005
DISPOSITION: Pending
LOCATION: Assembly Housing and Community Development Committee
SUMMARY:
 Relates to the Eminent Domain Law that authorizes public entities to acquire property only for a public use. Provides that public use does not include the taking or damaging of property for private use, including, but not limited to, the condemnation of property for private economic development.
STATUS:
 09/07/2005 From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT with author's amendments.
 09/07/2005 In ASSEMBLY. Read second time and amended. Re-referred to Committee on HOUSING AND COMMUNITY DEVELOPMENT.
Subject: LandUse

CA AB 691 **AUTHOR:** Hancock (D)
TITLE: Transit Village Plans
INTRODUCED: 02/17/2005
LAST AMEND: 05/31/2005
DISPOSITION: To Governor
LOCATION: To Governor
SUMMARY:
 Authorizes a county or city to declare that a previously adopted specific plan or redevelopment plan that conforms to specified requirements constitutes a village transit plan, after publishing a notice stating the intent to make the declaration, describing the general location of the proposed plan, and stating the time, date and place of the public meeting.
STATUS:
 09/01/2005 *****To GOVERNOR.
Subject: LandUse, Transit

CA AB 712 **AUTHOR:** Canciamilla (D)
TITLE: Land Use: Density
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/17/2005
LAST AMEND: 08/31/2005
DISPOSITION: To Governor
LOCATION: Enrolled

070

SUMMARY:

Relates to residential density. Requires each city or county to ensure that its housing element inventory or its housing element program to make sites available can accommodate its share of the regional housing need throughout the planning period. Defines a lower residential density below which a city or county would be required to make specified written findings. Extends provisions regarding attorney's fees and costs for any related suit.

STATUS:

09/08/2005

Enrolled.

Subject:

Housing, LandUse

CA AB 773

AUTHOR:

Mullin (D)

TITLE:

Housing Development: Project: Local Agencies

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

02/18/2005

DISPOSITION:

Pending

LOCATION:

Assembly Public Employees, Retirement and Social Security Committee

SUMMARY:

Makes technical and conforming changes to provisions of the Planning and Zoning Law.

STATUS:

04/11/2005

To ASSEMBLY Committee on PUBLIC EMPLOYEES, RETIREMENT AND SOCIAL SECURITY.

Subject:

Housing

CA AB 921

AUTHOR:

Daucher (R)

TITLE:

Redevelopment

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/18/2005

DISPOSITION:

Pending

LOCATION:

Assembly Housing and Community Development Committee

SUMMARY:

Authorizes a redevelopment agency to amend its redevelopment plan to extend the time limit on the plan's effectiveness for an additional 25 years without making new finding of blight.

STATUS:

03/30/2005

In ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT: Heard, remains in Committee.

Subject:

LandUse

CA AB 1450

AUTHOR:

Evans (D)

TITLE:

Land Use: Density Bonus

INTRODUCED:

02/22/2005

LAST AMEND:

04/04/2005

DISPOSITION:

Pending

LOCATION:

Assembly Local Government Committee

SUMMARY:

Requires units targeted for moderate income households to be affordable at a rent that does not exceed 30% of 120% of the medium income. Provides that when a unit targeted for moderate income households is sold, the act would require the local government to either require restrictions and conditions on the resale to ensure the continued affordability to and occupancy by households of moderate income for at least 30 years or permit the seller certain options.

STATUS:

04/04/2005

From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.

04/04/2005

In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

Subject:

Housing, LandUse

CA ACA 22

AUTHOR:

La Malfa (R)

TITLE:

Eminent Domain: Condemnation Proceedings

INTRODUCED:

07/13/2005

DISPOSITION:

Pending

LOCATION:

ASSEMBLY

SUMMARY:

Amends provisions of the Constitution that authorize governmental entities to take or damage

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private property for public use that when just compensation has first been paid to the owner add a condition that private property may be taken or damaged when eminent domain proceedings only for a stated public use. Requires that the property be owned and occupied by the condemnor. Provides that if the property ceases to be used for the stated public use, the former owner has the right to reacquire the property.

STATUS:

07/13/2005

INTRODUCED.

Subject:

LandUse

CA SB 44

AUTHOR:

Kehoe (D)

TITLE:

General Plans: Air Quality Element

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

01/04/2005

LAST AMEND:

05/17/2005

DISPOSITION:

Pending

LOCATION:

Assembly Unfinished Business

SUMMARY:

Requires the legislative body of each city and county located in specified areas to either adopt an air quality element as part of its general plan or amend the appropriate elements of its general plan to include data and analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality no later than one year from the date specified for the next revision of its housing elements that occurs after a specified date. Requires cities and counties to comply by a certain date.

STATUS:

09/08/2005

In ASSEMBLY. Read third time. Failed to pass ASSEMBLY.

09/08/2005

In ASSEMBLY. Motion to reconsider.

Subject:

AirQuality, LandUse

CA SB 326

AUTHOR:

Dunn (D)

TITLE:

Land Use: Housing Elements

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

02/16/2005

LAST AMEND:

08/15/2005

DISPOSITION:

To Governor

LOCATION:

To Governor

SUMMARY:

Relates to requirements that a multifamily residential housing project to be a permitted use, not subject to a condition use permit, on any parcel zoned for multifamily housing if a certain percentage of units are available as affordable housing to very low income, lower income and moderate income households. Makes these provisions applicable to all cities and counties, including charter cities.

STATUS:

09/01/2005

*****To GOVERNOR.

Subject:

Housing, LandUse

CA SB 409

AUTHOR:

Kehoe (D)

TITLE:

General Plans: Air Quality Element

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/17/2005

LAST AMEND:

05/11/2005

DISPOSITION:

Pending

LOCATION:

Assembly Water, Parks and Wildlife Committee

SUMMARY:

Requires the water supply portion of the conservation element of a city or county's long-term general plan to be prepared, adopted and correlated with the land use element no later than one year from the date specified for the next revisions of the housing element that occurs after a specified date.

STATUS:

06/28/2005

In ASSEMBLY Committee on WATER, PARKS AND WILDLIFE: Failed passage.

06/28/2005

In ASSEMBLY Committee on WATER, PARKS AND WILDLIFE: Reconsideration granted.

Subject:		AirQuality, LandUse
CA SB 521	AUTHOR:	Torlakson (D)
	TITLE:	Local Planning: Transit Village Plans
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	LAST AMEND:	09/02/2005
	DISPOSITION:	Pending
	LOCATION:	Assembly Housing and Community Development Committee
	SUMMARY:	Requires a transit village plan to include a transit station and a parcel, at least 1/2 of which is with no more than 1/4 mile of the exterior boundary of the parcel on which the transit station is located or parcels located in an area equal to the area encompassed by a 1/4 mile radius from the exterior boundary of the parcel on which the station is located. Defines blight under the Community Redevelopment Law to include the lack of high density development within a transit village development district.
	STATUS:	
	09/02/2005	From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT with author's amendments.
	09/02/2005	In ASSEMBLY. Read second time and amended. Re-referred to Committee on HOUSING AND COMMUNITY DEVELOPMENT.
	Position:	NARC-Sup 06/02/2005
	Subject:	Housing, Transit
CA SB 575	AUTHOR:	Torlakson (D)
	TITLE:	Housing Development Projects
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	LAST AMEND:	08/18/2005
	DISPOSITION:	To Governor
	LOCATION:	To Governor
	SUMMARY:	Amends Planning and Zoning Law provisions relating to approval or disapproval of projects for farmworker housing, very low, low-, or moderate-income households. Revises conditions regarding disapproval or a conditional approval of a housing development project. Authorizes an applicant for a project or a person who would be eligible to apply for residency to bring an action in court. Authorizes the court to vacate the decision, deem the application complete, and impose fines upon determination of bad faith.
	STATUS:	
	09/02/2005	*****To GOVERNOR.
	Position:	SCAG-Sup 06/02/2005
	Subject:	Housing, LandUse
CA SB 832	AUTHOR:	Perata (D)
	TITLE:	CEQA: Infill Development
	INTRODUCED:	02/22/2005
	LAST AMEND:	05/04/2005
	DISPOSITION:	Pending
	LOCATION:	Assembly Inactive File
	SUMMARY:	Relates to infill development under the California Environmental Quality Act. Provides an alternative to infill criteria if the site is located in a city with a population of more than 200,000 persons, the site is not more than 10 acres, and the project does not have less than 200 or more than 300 residential units, as adopted by a resolution of the city council.
	STATUS:	
	08/31/2005	In ASSEMBLY. To Inactive File.
	Position:	SCAG-Sup 06/02/2005
	Subject:	Housing, LandUse
CA SB 927	AUTHOR:	Lowenthal (D)
	TITLE:	General Plans: Transportation Elements
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending

LOCATION: Assembly Local Government Committee

SUMMARY:

Renames the circulation element the transportation element and make other technical and conforming changes. Requires a general plan to include a statement of development policies and, among other elements, a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

STATUS:

05/16/2005 To ASSEMBLY Committees on LOCAL GOVERNMENT and TRANSPORTATION.

Subject: LandUse, Transport

CA SB 948

AUTHOR: Murray (D)

TITLE: Environmental Impact Reports

INTRODUCED: 02/22/2005

DISPOSITION: Pending

LOCATION: Senate Environmental Quality Committee

SUMMARY:

Requires a lead agency to prepare a short form environmental impact report for a project subject to California Environmental Quality Act if the lead agency has determined that the project meets specified criteria, including that the project consists of a residential development combined with one or more qualified urban uses, as defined, is located within the boundaries of an incorporated city or within an unincorporated area designated in an approval local general plan for residential development.

STATUS:

03/17/2005 To SENATE Committee on ENVIRONMENTAL QUALITY.

Subject: Housing, LandUse

CA SB 968

AUTHOR: Torlakson (D)

TITLE: Land Use Planning: General Plans

FISCAL COMMITTEE: no

URGENCY CLAUSE: no

INTRODUCED: 02/22/2005

LAST AMEND: 05/05/2005

DISPOSITION: Pending

LOCATION: Assembly Local Government Committee

SUMMARY:

Relates to the Planning and Zoning Law that requires each city, county or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a circulation consisting of general location and extent of existing and proposed major thoroughfares, transportation routes, terminals any military airport and port and other public utilities and facilities. Renames the circulation element the transportation element.

STATUS:

06/02/2005 To ASSEMBLY Committees on LOCAL GOVERNMENT and TRANSPORTATION.

Subject: Housing, LandUse

CA SCA 15

AUTHOR: McClintock (R)

TITLE: Eminent Domain: Condemnation Proceedings

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 07/13/2005

LAST AMEND: 08/23/2005

DISPOSITION: Pending

LOCATION: Senate Judiciary Committee

SUMMARY:

Amends provisions of the Constitution authorizing governmental entities to take or damage private property for public use. Provides that private property may be taken or damaged only for a stated public use. Also requires the property to be owned and occupied by the condemnor and used only for the stated purpose. Provides that if the property ceases to be used for the stated public use, the former owner has the right to reacquire the property. Requires a county assessor to appraise the reacquired property.

STATUS:

08/30/2005 In SENATE Committee on JUDICIARY: Failed passage.

08/30/2005

Subject:

In SENATE Committee on JUDICIARY: Reconsideration granted.
LandUse

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